





£385,000

Located in the popular North End area of Hemel Hempstead, this well-presented two-bedroom home offers practical accommodation throughout. The ground floor features an entrance hall, a downstairs cloakroom, a spacious kitchen/diner and a separate living room. Upstairs, the property comprises two good-sized bedrooms and a family bathroom. Externally, the home benefits from a private rear garden and a driveway providing off-road parking. The property is well positioned for local shops, schools and transport links.

Property Description

ENTRANCE

Front door with storm porch over to:

ENTRANCE HALL

Opening to lounge and kitchen, stairs rising to first floor, under stairs storage cupboard, radiator.

CLOAKROOM

Low level WC, wall-mounted wash hand basin, radiator, extractor fan.

LOUNGE

Double glazed window to front aspect. Radiator, wood effect flooring.

KITCHEN/DINING ROOM

Double glazed window and doors to rear. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, integrated electric oven, electric hob with extractor fan over, space for fridge, washing machine and tumble dryer; radiator, tiled floor.

LANDING

Radiator, access to loft space, airing cupboard housing hot water cylinder, doors to all rooms.

BEDROOM ONE

Two double glazed windows to front aspect. Radiator, built-in storage cupboard.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, feature wall with wood panelling.

BATHROOM

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, panelled bath with shower over, tiled floor, extractor fan, radiator.

OUTSIDE

PARKING

Driveway parking for one car.

FRONT GARDEN

Mainly laid to lawn.

REAR GARDEN

Landscaped rear garden with patio and lawn areas, raised flower beds, timber storage shed.

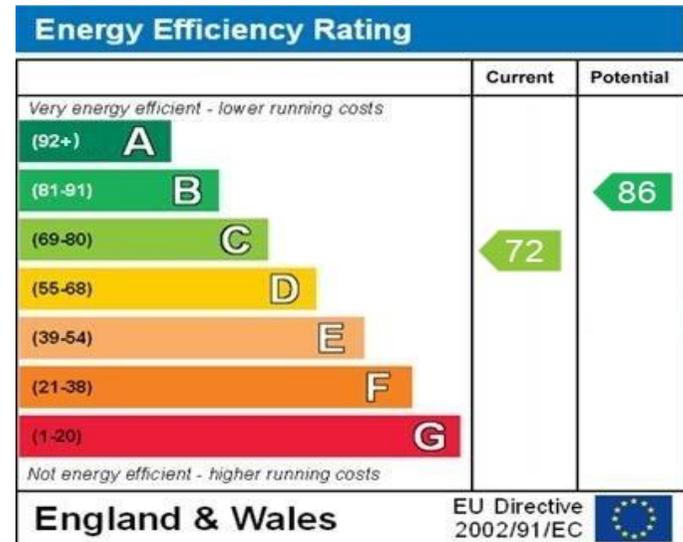
COUNCIL TAX BAND C

EPC RATING C



COLONSAY ROAD, HEMEL HEMPSTEAD HP3 8TZ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.
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